

# Town of Carlisle

MASSACHUSETTS 01741

Office of  
PLANNING BOARD

## MINUTES

November 8, 1976

Members Present: Bridges, Hannaford, Sauer, Kulmala, Cutter, Pugmire

Minutes of the October 25 meeting were amended as follows:

Item 6 on page 4 was changed to read, "6A. The police station should be located on the site of the present fire station. (Unanimous agreement) 6B. The police station should be located in the remodeled fire station. (Not enough information...)" On page 5 add at the end of the first paragraph, "Buildings eligible for preservation at the time a new Town Hall must be considered should have a bearing on that decision." The Minutes were approved as amended.

Planning Board approval was given to a plan of land on Lowell Road presented by Robert Bryant following a variance granted by the Board of Appeals.

Mrs. Cutter, reporting on the October 27 Selectmen's meeting, said that as a result of discussion, by show of hands the Selectmen were overwhelmingly in favor of locating the DPW building on the transfer station. In view of the Selectmen's past position that it was not appropriate for the Town to seek a variance from its own Bylaws, her impression was that future plans will be based on a building located 40 feet from the lot line. The Selectmen discussed the possibility of an approach to abutters to purchase the required footage so that the building may be located 5 feet from the present lot line. Planning

Board feeling was that this was a perfect case for a request for a variance and that in fact the abutters might prefer a well-screened building closer to the lot line rather than the truck traffic that a driveway around the building would cause.

The next steps for the Selectmen will be to see if the Federal grant for funding can be achieved; and if that application does not gain Federal approval, what more than the DPW will be presented to the Town. The Selectmen discussed what else to ask the Federal government for. It was decided to go ahead and apply for money to locate the fire and police stations on the Conant site with a connecting road to Westford Road.

Assuming the Selectmen get approval on their Federal grant application, it was felt that the Planning Board should do everything possible to prevent building the road. Just because the government will pay for it is no reason to build an unnecessary road. Assuming the government funds are there, the Board was unanimously in favor of placing the police station on the site of the present fire station and placing the fire station on Conant land close to Westford Road, without a connecting roadway through the Conant land. In answer to the question of if the Town might lose the funds unless the road were put through the Conant land would the Board be in favor of such a road, there were two reluctant votes in favor. It was strongly felt that by not building the proposed road the Town maintains options for the future use of the Conant land which options we might lose if the road is built. It was decided to send the Selectmen a letter reaffirming the position of the Planning Board in this regard.

Mr. Bridges was asked to check on what course of action the Board can legally take assuming that the monies are approved and the Selectmen determine to go ahead without a public forum. Must the Town meet to accept such funds? Can a Special Town Meeting be forced? Is there a possibility of an advisory or binding referendum regarding siting?

If the Federal funding does not come through (and Carlisle's labor market, unemployment situation and the Nov. 9 deadline for filing the application seem to point in that direction), the main factor will be funding by the Town and the Planning Board's position will probably be upheld.

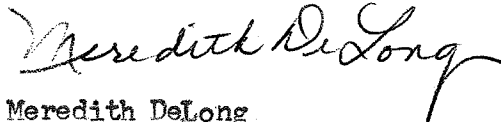
In a recent Master Planning Subcommittee meeting with the Board of Selectmen, several questions were discussed, but few clear directions were indicated. The permitted home occupations should be checked into. As it is now and for the near future, the "cottage industries" situation is not bad; but it is possible that it could become a problem if several such in-home businesses located in the same subdivision caused excessive traffic. It was also pointed out at this meeting that under the present Enabling Act the Board of Appeals can grant variances for such things as parking spaces; but when the new Act goes into effect in 1978, no one will be able to give such a variance unless such power is written into the Bylaws. If this power is not written into the Bylaws, it can be seen that eventually there would be no business located in the town center since every business now located there is a non-conforming use.

Mrs. Kulmala presented a draft of a Sequence of Events for Special Permits Regarding Wetlands and would like comments at the next meeting.

Mrs. Cutter presented a work-up of figures showing the Town's indebtedness for the last several years. Her main comment was on a reduction of the amount of money devoted to "things" over recent years. These figures will be used to attempt to plot a trend in what kind of capital expenditure rate the Town seems historically willing to spend.

Meeting adjourned at 10:15pm.

Respectfully submitted,

A handwritten signature in cursive script, reading "Meredith DeLong". The signature is written in dark ink and is positioned above the printed name and title.

Meredith DeLong  
Secretary